

Economic Indicators

Loudoun County, Virginia

September 2005

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
New Residential Construction					
New Residential Units Permitted	August 2005	331	4,278	4,355	-1.8%
Single Family Detached Units Permitted	August 2005	257	2,517	2,473	1.8%
Single Family Attached Units Permitted	August 2005	74	1,171	1,337	-12.4%
Multifamily Units Permitted	August 2005	0	590	545	8.3%
<i>Source: Loudoun County Department of Building and Development</i>					
New Nonresidential Construction					
Office SF Permitted	August 2005	443,607	2,006,856	2,195,312	-8.6%
Flex/Industrial SF Permitted	August 2005	0	508,083	208,920	143.2%
Retail SF Permitted	August 2005	280,419	631,999	479,917	31.7%
Other SF Permitted	August 2005	79,324	421,399	603,609	-30.2%
Taxable SF Permitted	August 2005	83,864	445,375	902,866	-50.7%
Nontaxable SF Permitted	August 2005	404,041	1,762,005	1,765,224	-0.2%
Total Value Nonresidential Construction	August 2005	39,566	244,851	430,088	-43.1%
Value of New Buildings	August 2005	\$42,280,025	\$265,051,649	\$251,725,487	5.3%
Value of Alterations/Additions	August 2005	\$34,696,420	\$227,828,217	\$212,820,295	7.1%
Route 28 Taxing District SF Permitted	August 2005	\$7,583,605	\$37,223,432	\$38,905,192	-4.3%
Value of Route 28 Permitted Construction	August 2005	228,813	852,808	833,288	2.3%
<i>Source: Loudoun County Department of Building and Development</i>					
Housing Sales					
Single Family Detached	May 2005	1,223	4,898	4,431	10.5%
Single Family Attached	May 2005	565	2,335	2,162	8.0%
Condominium	May 2005	508	1,943	1,680	15.7%
<i>Source: Loudoun County Department of Financial Services</i>					
Washington Dulles International Airport					
Total Passengers	June 2005	2,510,265	13,600,899	9,356,574	45.4%
International Passengers	June 2005	464,544	2,359,503	2,169,432	8.8%
Total Freight (metric tonnes)	June 2005	24,701	145,642	149,650	-2.7%
<i>Source: Metropolitan Washington Airports Authority</i>					
Taxable Sales (000s)	1st Quarter 2005	\$841,059	\$841,059	\$806,694	4.3%
<i>Source: Virginia Department of Taxation</i>					

* Percent change calculated using current year-to-date and last year-to-date.

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	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
Average Housing Prices	May 2005	\$548,468	\$548,851	\$432,681	26.8%
Single Family Detached	May 2005	\$688,289	\$693,573	\$537,096	28.2%
Single Family Attached	May 2005	\$464,773	\$459,184	\$348,821	33.2%
Condominium	May 2005	\$305,255	\$306,143	\$236,630	29.0%

Source: Loudoun County Financial Services

At Place Employment

Employees	4th Quarter 2004	117,215	114,668	106,616	9.9%
New Jobs (over previous quarter)	4th Quarter 2004	2,547			
Establishments	4th Quarter 2004	6,273	6,263	5,808	8.0%
New Businesses (over previous quarter)	4th Quarter 2004	10			
Gross Wages (millions)	4th Quarter 2004	\$1,577	\$1,447	\$1,338	17.9%

Source: Virginia Employment Commission

Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	July 2005	125.0	123.6	120.2	4.0%
US-All Urban Consumers (1982-84=100)	July 2005	195.4	194.5	189.4	3.2%

Source: US Bureau of Labor Statistics

Civilian Labor Force

Loudoun County	July 2005	135,583	134,588	123,819	9.5%
Northern Virginia	July 2005	1,380,849	1,372,121	1,319,602	4.6%

Source: Virginia Employment Commission

Unemployment Rate

Loudoun County	July 2005	2.1	2.3	2.0	5.0%
Northern Virginia	July 2005	2.5	2.8	2.2	13.6%
Virginia	July 2005	3.5	3.8	3.6	-2.8%
United States	July 2005	5.2	5.2	5.7	-8.8%

Source: Virginia Employment Commission

Washington Economic Index

Leading Index (1987=100)	May 2005	110.4	109.8	111.4	-0.9%
Current Index (1987=100)	May 2005	121.3	119.6	108.7	11.6%

Source: Center for Regional Analysis

Non-Residential Vacancy

Total	2nd Quarter 2005	12.6%	13.8%	17.4%	-27.6%
Office	2nd Quarter 2005	9.3%	11.5%	15.5%	-40.0%
Flex	2nd Quarter 2005	22.2%	24.2%	29.6%	-25.0%
Industrial	2nd Quarter 2005	7.7%	6.7%	7.7%	0.0%

Source: Realty Information Group

* Percent change calculated using current period and same period previous year.

Loudoun County Department of Economic Development

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All data subject to revision.